

# Town & Country

Estate & Letting Agents



**Bronynant , Trefonen, SY10 9ED**

**Offers In The Region Of £625,000**

Town and Country Oswestry are DELIGHTED TO OFFER TO THE MARKET THIS OUTSTANDING FIVE BEDROOM DETACHED COUNTRY COTTAGE set in just over three acres of gardens and woodland in the beautiful countryside surrounding Trefonen and Treflach. A beautiful rural location but with the advantage of not being far from the market town of Oswestry. A perfect ESCAPE to the COUNTRYSIDE for those tired of living in the fast lane. The characterful rooms flow seamlessly from one to another with every detail being carefully thought through. The garden and woodland extends to approximately three acres and is a haven for wildlife and provides a richness of food for birds, bees and butterflies throughout the year. There is a gated driveway leading to the garage/workshop and off road parking for up to eight cars.



### Directions

From Oswestry to Trefonen, pass through the village towards Treflach. Turn right signposted Moelydd. Continue along this lane for about a mile and then turn left signposted for Bronynant. Proceed along where the property will be found on the left.

### Accommodation Comprises

#### Porch

The covered oak framed porch has a stone wall and slated pitched roof.

#### Lounge 16'0" x 11'10" (4.88m x 3.62m)



A lovely bright room having a window to the side, window to the rear, patio doors to the front with superb views over the gardens and hillside beyond, lovely stone fireplace with a cast iron stove on a stone hearth, original beamed ceiling, two radiators and wall lighting. A door leads through to the dining room.

#### Dining Room 20'9" x 12'0" (6.35m x 3.67m)



A spacious dining room ideal for those who like to entertain having two windows to the front, a glazed door to the front opening onto the gardens, oak flooring, large stone inglenook with a log burner inset and a beam over, original beamed ceiling, centre structural beam, two radiators, spot lighting, stairs leading to the first floor accommodation and an understairs storage cupboard. A door leads through to the kitchen.

### Additional Photograph



### Additional Photograph



#### Study 5'1" x 8'9" (1.57m x 2.69m)

A very useful study having a window to the rear, spot lighting and a radiator.

#### Cloakroom

With tiled flooring, WC and a wash hand basin.

#### Utility Room 5'4" x 9'5" (1.65m x 2.89m)

Having oak flooring, a window to the rear, plumbing for a washing machine and tumble dryer, part-tiled walls, fitted wall units, radiator and a door leading out to the rear.

### Kitchen 15'9" x 26'0" (4.82m x 7.95m)



The real heart of this fantastic family home. The light and airy kitchen has a large window to the side flooding the room with light, a window over the sink and bi-fold doors to the front onto the decking making it another great entertaining space. Fitted with a good range of base and wall units with granite worktops and up-stands, two stainless steel sinks with mixer taps, stainless steel splashbacks, integral dishwasher, space for an American style fridge, Rangemaster range cooker, oak flooring, part exposed stone walling, contemporary radiator and a large extractor fan.

### Additional Photograph



### Landing

The long landing has exposed stone walling, Velux and ceiling beams. Doors lead off to the bedrooms and the bathroom.

### Bedroom One 13'11" x 15'9" (4.26m x 4.82m)



A superb sized double bedroom having a window to the side, window to the the rear and two windows to the front taking in the fantastic views, exposed beams, two built-in wardrobes with shelving offering great storage and a radiator.

### Bedroom Two 12'11" x 8'8" (3.94m x 2.65m)



A second double bedroom having a window to the front, two built-in wardrobes, skylight and a radiator.

### Bedroom Three 11'9" x 9'11" (3.60m x 3.04m)



The third double bedroom has a window to the side and a radiator.



### Bedroom Four 11'7" x 5'3" (3.55m x 1.61m)



The fourth bedroom has a window to the rear and a radiator.

### Bedroom Five 9'0" x 5'4" (2.75m x 1.63m)



With a window to the front and a storage cupboard off.

### Family Bathroom



The well appointed family bathroom has a window to the rear, double shower cubicle with Jacuzzi shower, wash hand basin and WC on a vanity unit, panelled bath with a mixer tap over, heated towel rail, fully tiled walls and wooden flooring.

### To The Outside



### Garage/Workshop 19'8" x 18'8" (6.00m x 5.7m)



To the rear of the property there is a detached double garage with an electric door and useful loft storage measuring 1.86m in height. An ideal workshop space/ hobbies area.

### Front Garden



The beautiful terraced front gardens lead down to a stream and wooded area extending to approximately three acres with views across the countryside. To the front of the property there are patio and decked areas creating an ideal space for entertaining. Steps lead down to the lawned gardens and flower beds. The garden has many mature trees including apple, pear, cherry and damson trees and shrubs. There is a stone built open fronted seating area ideal for entertaining and taking in the views on a warm spring/ summers day.



**Additional Photograph**



**Additional Photograph**



**Additional Photograph**



**Additional Photograph**



**Additional Photograph**



**Additional Photograph**



**Additional Photograph**





**Additional Photograph**



**Views From The House**



**Additional Photograph**



**Additional Photograph**



**Decking And Patio**



**Stone Seating Area**





## To The Rear Of The Property



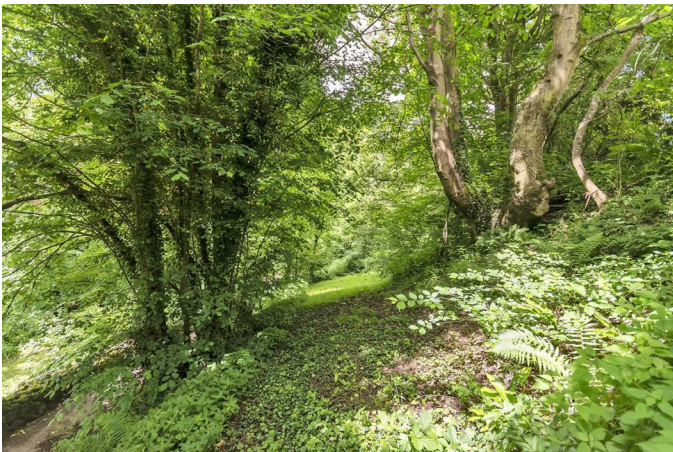
To the rear of the property there is a gated driveway leading onto a gravelled parking area providing parking for up to eight cars leading to the detached garage.

## Old Smithy

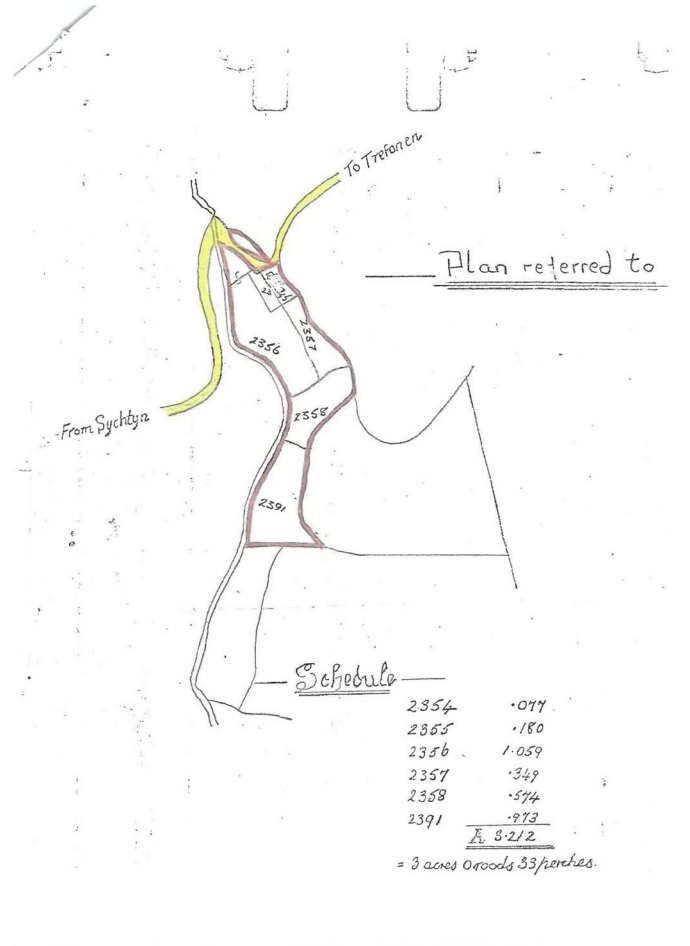


Directly opposite the property is the Old Smithy, a brick and stone building with timber doors. Power and lighting is connected to this handy store room. There is further wooded land behind the Old Smithy.

## Woodland



## Land Plan



## Hours of Business

Monday - Friday - 9.00 - 5.30  
Saturday - 9.00 - 4.00

## Viewing

STRICTLY BY PRIOR APPOINTMENT WITH TOWN AND COUNTRY ON 01691 679631

## To Make An Offer

TO MAKE AN OFFER - MAKE AN APPOINTMENT. If you are interested in buying this property, you have to view the property. The appointment is part of our guarantee to the seller and should be made before contacting a Building Society, Bank or Solicitor. Any delay may result in the property being sold to someone else, and survey and legal fees being unnecessarily incurred. Once you have viewed the property and decided to make an offer please contact the office and one of the team will assist you further.

## Town and Country

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VERY COMPETITIVE FEES FOR SELLING.

### **Money Laundering Regulations**

Money Laundering Regulations. The successful purchaser will be required to produce adequate identification to prove their identity within the terms of the Money Laundering Regulations. Appropriate examples include: Passport/Photographic Driving Licence and a recent Utility Bill.

### **Additional Information**

We would like to point out that all measurements, floor plans and photographs are for guidance purposes only (photographs may be taken with a wide angled/zoom lens), and dimensions, shapes and precise locations may differ to those set out in these sales particulars which are approximate and intended for guidance purposes only.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

### **Tenure/Council Tax**

We understand the property is freehold, although purchasers must make their own enquiries via their solicitor.

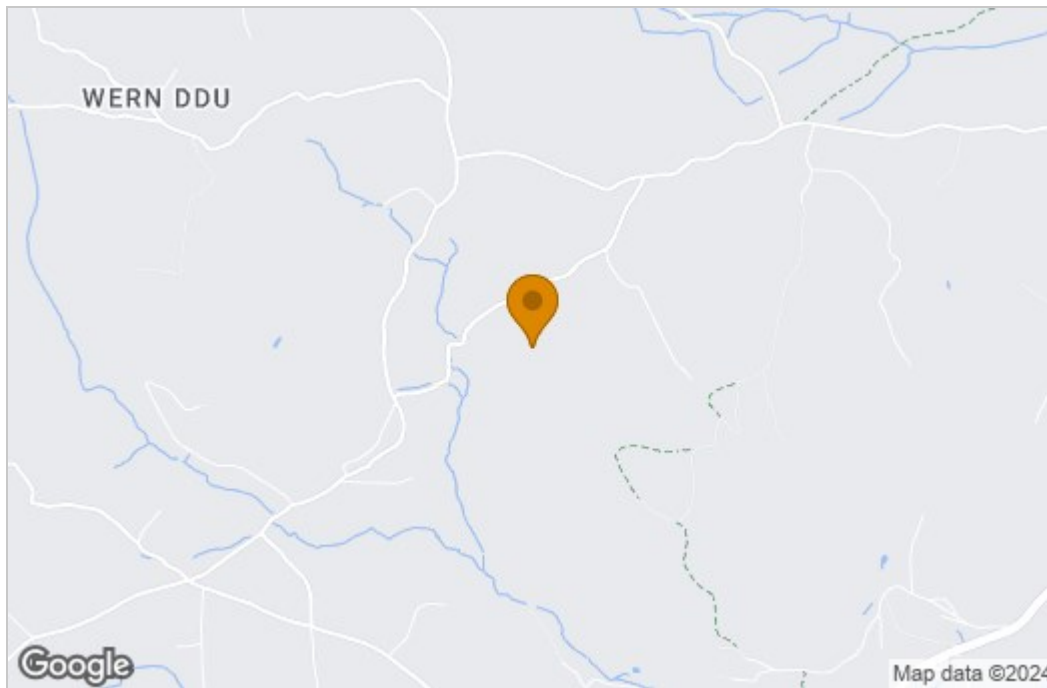
The Council tax is payable to Shropshire County Council and we believe the property to be in Band E.



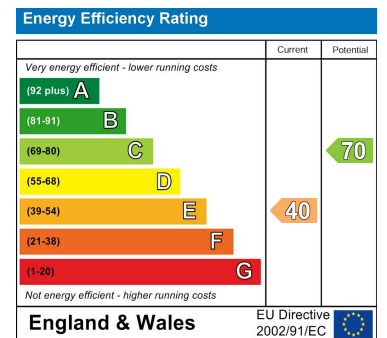
# Floor Plan



# Area Map



# Energy Efficiency Graph



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